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Sent: Friday, 18 November 2022 1:43 PM
To: TPC Enquiry
Cc: mkelly@joineryproducts.com.au
Subject: Additional information as directed - draft Latrobe LPS
Attachments: AG report.pdf; 304241_D01_Rev0.pdf; 304241_PID9735018_SHP_GDA20MGA55.zip

Categories: J

Dear Sir or Madam,

Please find enclosed requested information in support of representation No 29. Please note that the AG report was undertaken as part of a subdivision application (which is now completed); however, the information used from this report (being the soil classification of the land) is independent of the proposal.

We furthermore attached plan to show proposed location of zone boundary as well as the relevant GIS files.

If you have any queries, please do not hesitate to contact me.

Kind regards

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Marcus Kelly

Agricultural Assessment of Proposed Development at 353 Port Sorell Road Wesley Vale

13th July 2020





Macquarie Franklin was formed in April 2011 by the merger of two Tasmanian based consulting firms - Agricultural Resource Management (ARM) and Davey & Maynard.

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3/7/20	2	Final	J Lynch

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1 Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, Marcus Kelly, and covers various aspects of the proposed development at 353 Port Sorell Road, Wesley Vale.

The proposed development consists of a subdivision development and would result in Lot 1 (0.65 hectares of land) and Lot 2 (79.65 hectares) which forms the balance of the property.

The property is currently used for agricultural land use activity, although there is distinct separation between the high value (as per prime agricultural land) cropping land on the southern elevated area of the property and the lower value pastoral land on the low lying northern area of the block.

The proposed subdivision would be located on the low lying far northern area of the property and this represents some of the least productive land on the block and would be anticipated to result in negligible negative impacts and/or fetter the current and/or future agricultural land use activities than can and could be conducted on the adjacent rural resource land.

2 Purpose

This report has been undertaken on behalf of Joinery Products Pty Ltd (the proponent) and will accompany an application to the Latrobe Council seeking approval to develop land at 353 Port Sorell Road, Wesley Vale.

The document provides an agricultural assessment of the property in question.

2.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Jason Lynch possess a BAppSc(hort), is a member of Australian Institute of Agriculture and has over 20 years experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by property owners, independent planners, surveyors and Councils to undertake assessments within the Brighton, Burnie, Central Coast, Circular Head, Clarence, Devonport, George Town, Huonville, Kentish, King Island, Kingston, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands and Waratah-Wynyard municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with Council Planning Schemes.

2.2 Latrobe Council Interim Planning Scheme 2013

The Scheme (operative since 2013) sets out the requirements for use and development of land in the Latrobe municipality in accordance with the Land Use Planning and Approvals Act 1993.

3 Property location

The property is owned by Marcus Kelly and is located at 353 Port Sorell Road, Wesley Vale. Table 1 and Figure 1.

Table 1 Property details

Title Address	Title Reference	Property ID	Hectares (Approx)
353 Port Sorell Road, Wesley Vale	126886/1	6527102	80.3

The property on Port Sorell Road is northerly facing and consists of gentle/moderate sloping and undulating ground on the southern area of the block with flat and very gently undulating land on the lower lying northern section. Figure 2.

The vegetation present on the property is dominated by improved pastures on the lower lying northern area of the property with the southern end used for intensive cropping and this involves a rotation of a number of annual and short term crops.

No threatened native vegetation communities have been identified on the block (Threatened Native Vegetation Communities 2014).

Extensive infrastructure is present on the property includes boundary and internal paddock fencing, laneway network, extensive drainage network, irrigation dams, underground irrigation mains, various sheds and a residential dwelling, and has frontage to both Mill Road and Port Sorell Road.

The property in question is zoned rural resource according to the Latrobe Council Interim Planning Scheme with adjacent properties to the south, east and west similarly zoned rural resource, utilities zoned land to the north associated with the Devonport airport, and further to the east and west is general and light industry zoned land respectively. Figure 3.

The property is held as private freehold land and is immediately surrounded by private freehold land, with casement, authority freehold land tenure to the north. Figure 4.

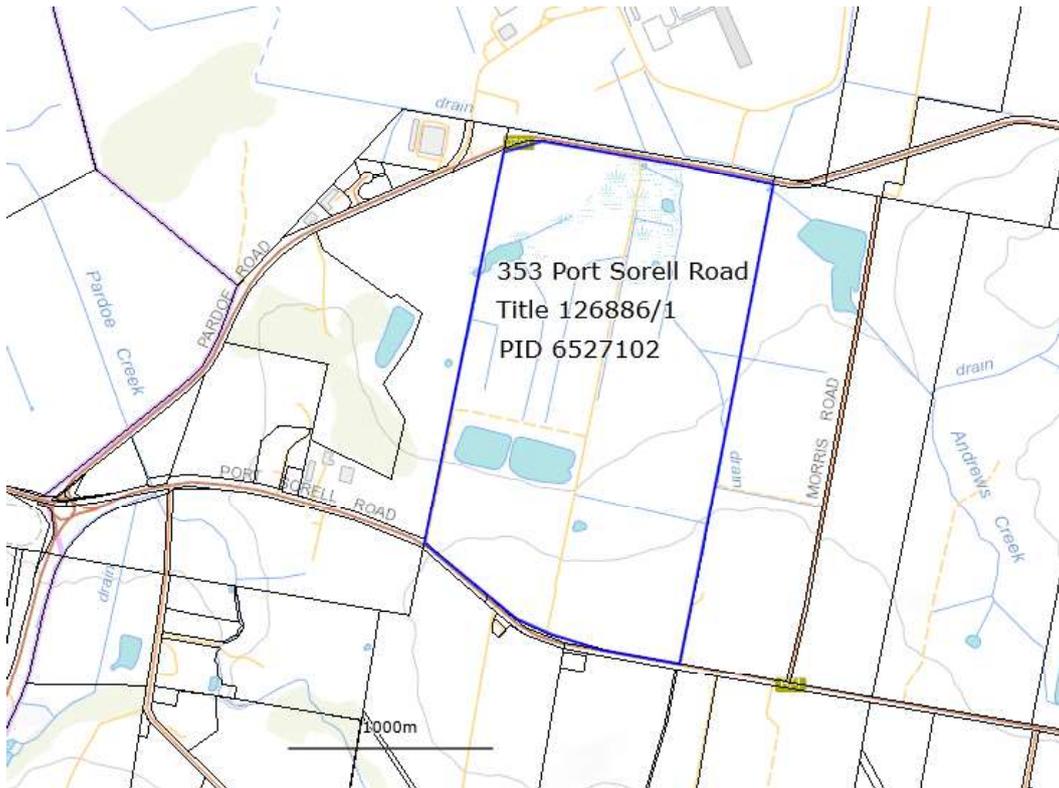


Figure 1 Property location (source the LIST)

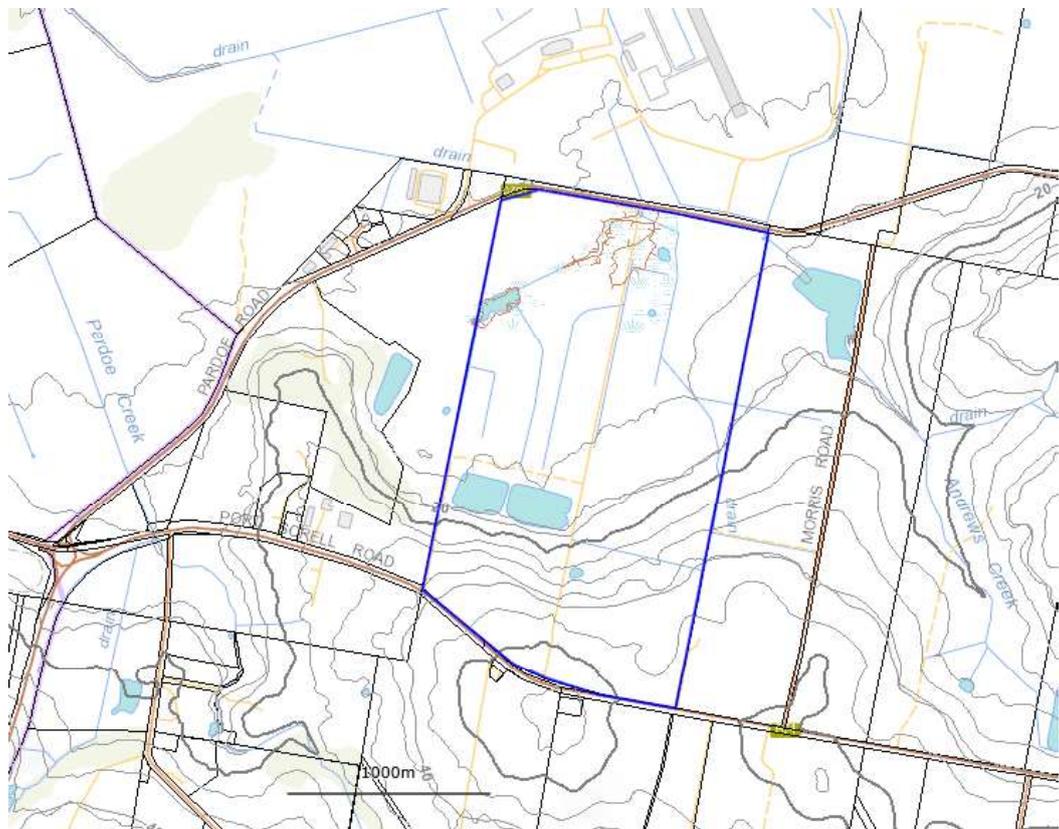


Figure 2 Topography of the property (contours in meters) (source the LIST)

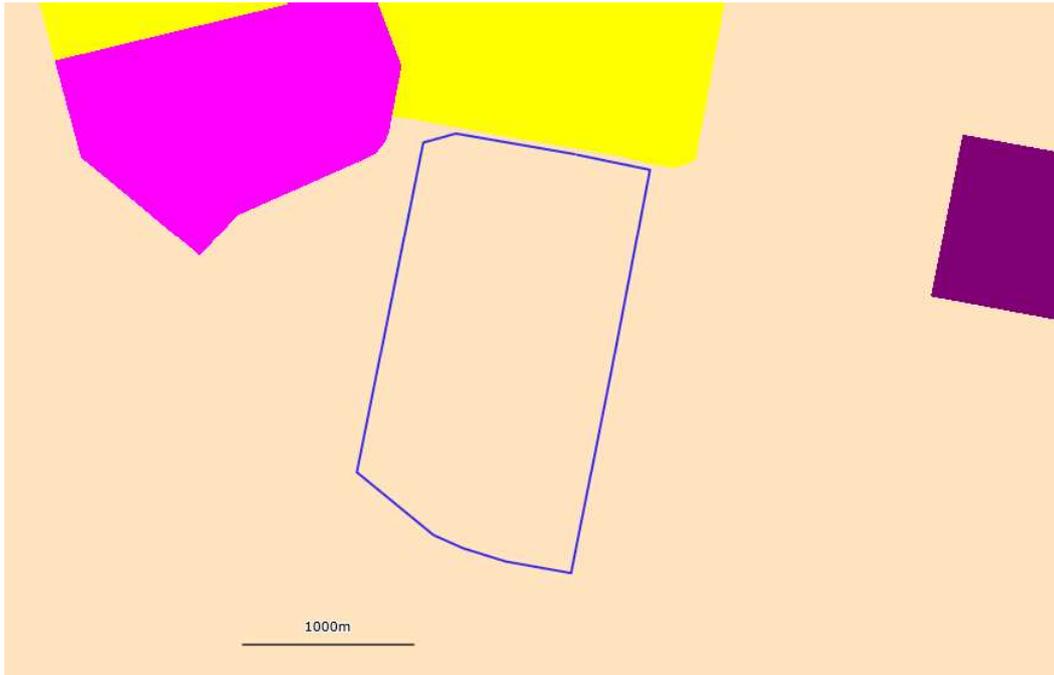


Figure 3 Rural resource (brown shaded) land covering the property in question and adjacent land to the east, west and south , utilities zoned land to the zoned (Devonport airport), light industry (pink shaded) to the west and general industry (purple shaded) to the east. (source the LIST)



Figure 4 Private freehold land on the property in question and the surrounding property (yellow shaded), casement (grey shaded) and authority freehold land tenure (blue shaded) to the north and nearby to the east (source the LIST)

4 Land capability

The official land capability map for the area was produced by DPIF in 1997 at a scale of 1:100,000 and reported in their Forth Report. On the subject lot, DPIF identified the property to be covered by Class 2, 3 and 4 land.

A more detailed inspection of the property was undertaken by the author in May 2020, and determined the property is covered by Class 2, 3, 4, 4+5 and 5 land (Figure 6);

Class 2 land is described as:

Land suitable for intensive cropping and grazing. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. Limitations present increase the risk of damage to the soil resource through over cultivation or the risk of yield loss is such that the length of the cropping phase is reduced to five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years.

Class 3 land is described as:

Land suitable for cropping and intensive grazing. Limitations are such that either cultivation for cropping should be limited to two to five successive crops in a rotation with pasture or equivalent to prevent damage to the soil resource, or the risk of crop failure or yield reduction with average climatic conditions is such that significant losses can be expected five to seven years out of ten. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. The range of crops able to be grown is generally more restricted than on Class 1 or 2 land.

Class 4 land is described as:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 4+5 land is described as:

At least 60% land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops, up to 40% land unsuited to cropping and with slight to moderate limitations to pastoral use.

Class 5 land is described as:

Land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

The key land capability limitations associated with the property are;

- Erosion (e) associated with the risk of rill and sheet erosion on the steeper land and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
- Soils (s) associated with challenging growing conditions for pasture and/or crops due to limitations such as soil depth, texture, presence of stones and/or gravels.
- Wettness (w) associated with the land being prone to extended periods of soil waterlogging.

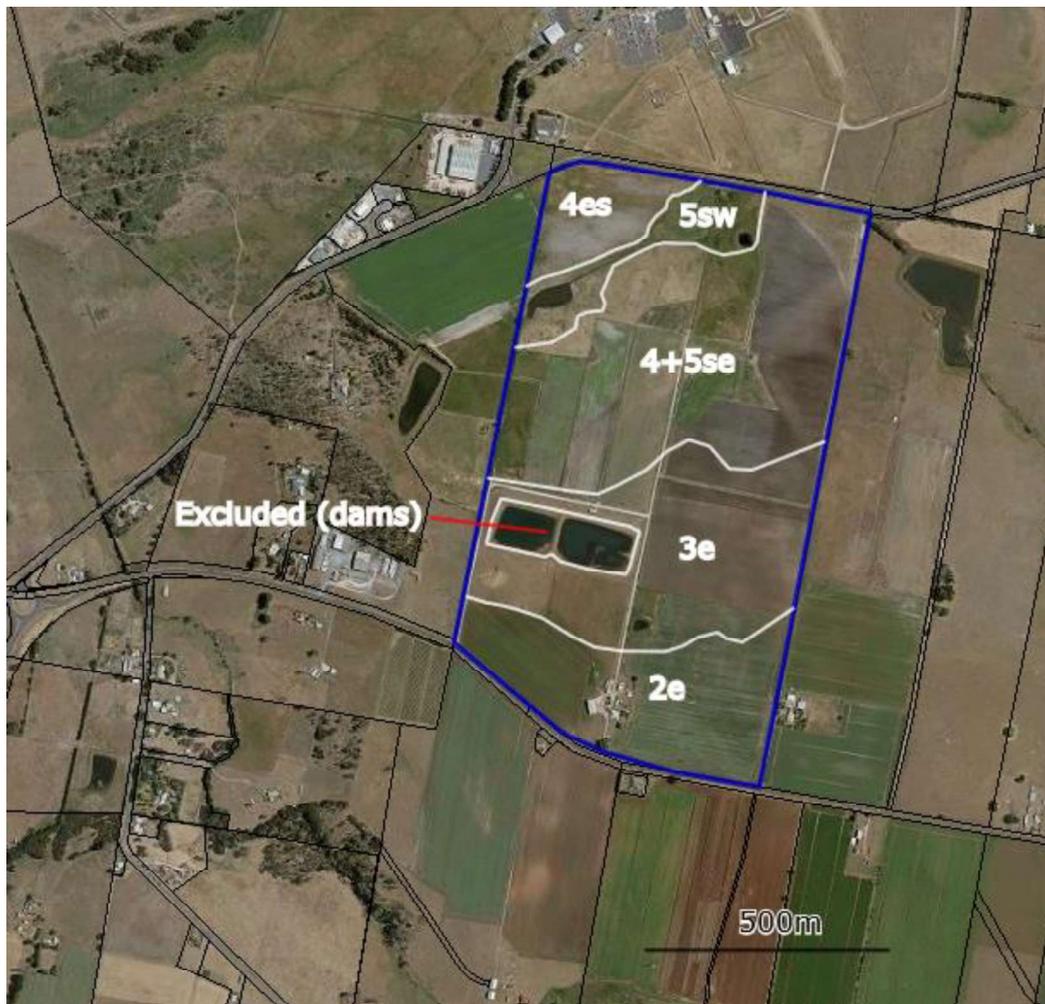


Figure 5 Land capability areas on the property in question

Table 2 Land capability table

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
2e (approx. 14.9 ha)	<p>Ferrosol soil derived from Tertiary basalt geology.</p> <p>Red brown clay loam top soil over a red/orange clay sub soil</p>	3-5%	<p>Gently sloping and undulating ground</p> <p>45-50m ASL</p>	<p>Low risk of rill and sheet erosion due to surface water movement on bare and exposed soil, and soil structure decline due to inappropriate and/or excess soil cultivation.</p>	<p>Minor. This land experiences cool winters and warm summer conditions. Receives on average 765 mm annual rainfall, has potentially up to ≤5 annual frost events, has roughly 1080 GDD (Oct to April) and 650 chill hours (May to August).</p>	<p>These ferrosol soils are well drained and have a moderate soil moisture holding capacity.</p> <p>Topsoil depth ranges from 30-40cm.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>Avoid over cultivation of the land (frequency, depth and when soils are too moist).</p> <p>Where possible grow green manure crops and pasture and incorporate crop stubbles.</p>	<p>This land is well suited to intensive cropping on a frequent basis (5 to 8 years on 10) with a diverse of vegetable and/or broadacre crops.</p> <p>This land is suitable for intensive pastoral land use activity, although it is appropriate to destock during the wetter months to avoid soil pugging.</p>

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
<p>3e (approx. 19.2 ha)</p> <p>Please note the 4 ha of land associated the irrigation dams has been excluded from the class 3 land area.</p>	<p>Ferrosol soil derived from Tertiary basalt geology.</p> <p>Red brown clay loam top soil over a red/orange clay sub soil</p>	3-5%	<p>Gently sloping and undulating ground</p> <p>45-50m ASL</p>	Low risk of rill and sheet erosion due to surface water movement on bare and exposed soil, and soil structure decline due to inappropriate and/or excess soil cultivation.	<p>Minor. This land experiences cool winters and warm summer conditions. Receives on average 765mm annual rainfall, has potentially up to ≤5 annual frost events, has roughly 1080 GDD (Oct to April) and 650 chill hours (May to August).</p>	<p>These ferrosol soils are well drained and have a moderate soil moisture holding capacity.</p> <p>Topsoil depth ranges from 30-40cm.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>Avoid over cultivation of the land (frequency, depth and when soils are too moist).</p> <p>Where possible grow green manure crops and pasture and incorporate crop stubbles.</p>	<p>This land is well suited to intensive cropping on a frequent basis (5 to 7 years on 10) with a diverse of vegetable and/or broadacre crops.</p> <p>This land is suitable for intensive pastoral land use activity, although it is appropriate to destock during the wetter months to avoid soil pugging.</p>

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4se (approx. 5.5 ha)	<p>Podsol soil derived from Quaternary alluvium.</p> <p>Deep black sandy loam soils.</p>	1-3%	<p>Flat to very gently sloping and undulating ground</p> <p>10-12m ASL</p>	Low risk of rill and sheet erosion due to surface water, and moderate/high risk scouring due to wind movement on bare and exposed soil, and soil structure decline due to inappropriate and/or excess soil cultivation.	Minor. This land experiences cool winters and warm summer conditions. Receives on average 765 mm annual rainfall, has potentially up to 15 annual frost events, has roughly 1000 GDD (Oct to April) and 700 chill hours (May to August).	<p>These podsol soils are imperfectly drained, have a low soil moisture holding capacity, and seasonally (mid autumn to late spring) a shallow water table is present.</p> <p>Topsoil depth ranges from 30-40cm.</p>	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	<p>Suitable for cropping up to 2 years in 10 rotation with severe limitations.</p> <p>Suitable for pastoral use with minimal restrictions, however due to the topography, exposure and drainage capacity of the soil the pastoral productivity is constrained during summer.</p>

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4+5se (approx. 31.5 ha)	<p>Podsol soil derived from Quaternary alluvium.</p> <p>Deep black sandy loam soils with areas of cobble stone present in the soil profile at a relatively shallow depth (20-30cm).</p>	1-3%	<p>Flat to very gently sloping and undulating ground</p> <p>10-15m ASL</p>	Low risk of rill and sheet erosion due to surface water, and moderate/high risk scouring due to wind movement on bare and exposed soil, and soil structure decline due to inappropriate and/or excess soil cultivation.	Minor. This land experiences cool winters and warm summer conditions. Receives on average 765 mm annual rainfall, has potentially up to 15 annual frost events, has roughly 1000 GDD (Oct to April) and 700 chill hours (May to August).	<p>These podsol soils are imperfectly drained, have a low soil moisture holding capacity, and seasonally (mid autumn to late spring) a shallow water table is present.</p> <p>Topsoil depth ranges from 20-40cm.</p> <p>Extensive areas of frequent cobble stone rock is present throughout the soil profile.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The land must be destocked from mid autumn until mid spring due to the presence of a high water table, inundation and the severe risk of soil structure degradation due to pugging and pasture damage.</p>	<p>Areas of the land (class 4) could be cropped however this is interspersed with land (class 5) unsuitable for cropping.</p> <p>Overall the potential productivity and diversity of land use activity is severely limited due to the soils, cobble stone in the soil profile and shallow high seasonal water table.</p> <p>In practice this land is limited to pastoral use albeit with severe constraints.</p>

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5sw (approx. 5.2 ha)	Podsol and hydrosol soil derived from Quaternary alluvium. Black sandy loam soils.	1-3%	Flat to very gently sloping and undulating ground 10m ASL	Low risk of rill and sheet erosion due to surface water, and moderate/high risk scouring due to wind movement on bare and exposed soil, and soil structure decline due to inappropriate and/or excess soil cultivation.	Minor. This land experiences cool winters and warm summer conditions. Receives on average 765 mm annual rainfall, has potentially up to 15 annual frost events, has roughly 1000 GDD (Oct to April) and 700 chill hours (May to August).	These podsol and hydrosol soils are imperfectly drained, have a low soil moisture holding capacity, and seasonally (mid autumn to late spring) a shallow water table is present. Topsoil depth ranges from 10-30cm. Occasional surface stone, rocky outcrops and large boulders present. This land is subject to extended periods of soil waterlogging.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The land must be destocked from mid autumn until mid spring due to the presence of a high water table, inundation and the severe risk of soil structure degradation due to pugging and pasture damage.	Overall the potential productivity and diversity of land activity land is severely limited due to the podsol soil, shallow high seasonal water table and presence of surface drains. This land is suitable for low intensity pastoral land use activity, as per a continuation of the current land use activity.



Figure 6 Northerly view over the class 5 land on the central northern boundary area of the property



Figure 7 Southerly view over the property from class 5 in the foreground to class 2 and 3 land in the back ground on the elevated ground



Figure 8 Podsol soil profile with cobble stones present exposed along the drainage line adjacent to the main laneway



Figure 9 Easterly view of the proposed subdivision area



Figure 10 Podsol soil type and shallow water table present on the class 4 and 4+5 land on the property



Figure 11 Red/brown ferrosol soil present on the class 2 and 3 land on the property

5 Proposed Development

In summary the proposed development is based on a subdivision of 0.65 hectares land on the far north east corner of the property.

The proposed development would result in the formation of Lot 1 (0.65 hectares of land) and Lot 2 (79.65 hectares) which forms the balance of the property.

The proposed Lot 1 has a large shed present on it, boundary fencing and is accessed via a laneway from the balance of the property and from the adjacent Mill Road to the north.

Lot 2 would still retain access from both Mill Road and Port Sorell Road, and the proposed development would not impact this access.

It is proposed to establish a shelter belt along the south and western boundary of the proposed Lot 1, and these should consist of mixed native tree and shrub species which will tolerate the soils present and high seasonal water table.

Refer to Appendix A, Figure 11 for the overall and detailed site plan for the proposed development.

The proposed subdivision is located on the far north east corner of the property and is located well away from the cropping land (class 2 and 3) further to the south by over 500m.

6 Water Availability

6.1 Water resources

There are no waterways present on the property.

The property is located in the Sassafras Wesley Vale irrigation district scheme and has an outlet connection to the Sassafras Wesley Vale irrigation scheme (SWVIS) Pardoe Zone 1 pipeline on the far south east corner of the property.

The property has 60 ML of irrigation water storage capacity held in two dams on the south central area of the block. These dams hold irrigation water supplied from the SWVIS.

The property is not serviced by TasWater for the provision of drinking water or sewerage services.

6.2 Storm water disposal

The storm water generated on the proposed Lot 1 development, as would be produced from hard standing surfaces and the roof surfaces of the warehouse building could be partially collected in tanks with any overflow disposed of by in-ground absorption and directed into the drainage system on the balance of the property which a sufficient means is to handle the quantity and flow rates of run-off generated.

7 Land Use Activity

7.1 Current agricultural land use activity

Currently the agricultural land use activity consists of intensive cropping on the southern end of the property (25 hectares) which is associated with the prime agricultural land (class 2 and 3) located here, with the balance of the property (51 hectares) used for pastoral land use activity.

The shed which is currently located on the proposed Lot 1 has only a very minor use for the overall management and operation of the balance of the property in question and is not integral and/or required infrastructure.

7.2 Potential land use activity

7.2.1 Cropping land use activity

The cropping activity undertaken on this land currently does and could involve the production of a range crops including vegetables (eg beans, broccoli, carrots, onions, peas and potatoes), cereals, poppies and pyrethrum.

The current scale (25 hectares) and diversity of cropping activities conducted on the property reflects the maximum extent of this type of agricultural land use activity that can and could be undertaken on the block in the future.

Based on the total cropping land available (25 hectares) and the suggested cropping frequency of the class 2 and 3 land (7 times in 10 years) would allow for approximately 18 hectares of land to be sustainably cropped annually. Please note that due to the type of crops being grown (annual or short term), use of green manure crops and adoption of best soil cultivation practices the amount of land cropped annual can vary.

The future expansion of the current cropping activities is severely limited primarily due to the available area of suitable ground, as per the class 2 and 3 land, and to a lesser extent the available irrigation water supply and associated irrigation water storage capacity constraints.

Expanding the cropping activities on the lower lying land in the central and northern area of the block would involve growing crops on unsuitable ground, as per the class 4 and 4+5, resulting in an unacceptably high level of risk to achieve satisfactory crop yields, difficulty in realising harvest timelines and avoiding significant soil damage associated with degrading the soil structure and minimising soil erosion and the ability to re-establish pasture on this land in a timely manner.

The proposed subdivision would have no impact on the amount of total available cropping land nor the amount of land that could be sustainably cropped on an annual basis.

7.2.2 Pastoral land use activity

Based on the property's size, land capability and climate the dedicated pastoral land, as per the class 4 and 4+5 land covering 51 hectares has the ability to support a carrying capacity of approximately 25 dry sheep equivalents per hectares (DSE/ha) for a total of 1275 DSE.

Due to the low lying nature of the pastoral land and shallow water table which is present on this ground severely constrains the pasture productivity and associated livestock carrying capacity typically from mid autumn until mid spring and hence limits the overall annual carrying capacity.

Assuming an average rating of 18 DSE/yr for a 600 kg cow/calf unit (Meat and Livestock Australia and NSW Department of Primary Industry) it is reasonable to consider this property has the potential to have an annualised stocking rate of 70 cow/calf breeding units. It is important to appreciate that due to the waterlogged nature of this pastoral land during winter the stocking rate can flex between 100+ cow/calf breeding units from mid spring to mid autumn and down to potentially 0 cattle from mid/late autumn to mid spring.

Based on the discussions with the land holder and property observations the current stocking rate and seasonal transfer of livestock on and off the property it is reasonable to consider the property's potential carrying capacity has been already been largely realised.

The opportunity to irrigate the pastoral land in theory could be undertaken, however due to the high seasonal water table (mid autumn to mid spring) it is highly likely that the irrigation would exacerbate this situation and actually result a lower level of overall pasture productivity outcomes and lead to greater pasture decline. In practice irrigated pasture production would not be undertaken on this land.

The proposed Lot 1 subdivision would involve the loss of 0.65 hectares of pastoral land and its associated 16 DSE carrying capacity which is equivalent to 1.2% of the total potential carrying capacity and as such would have a negligible negative impact on the overall productivity and profitability of the property.

7.2.3 Perennial horticultural land use activities

The class 2 and 3 land on the southern elevated area of the property would be likely be considered suitable for a range of perennial horticultural crops, including vineyards and cherries.

The lower lying ground in the centre and northern area of the property would be considered unsuitable for the development of perennial horticultural crops due to the lower land capability, unsuitable podosol soil type and shallow seasonal water table.

7.2.4 Local and regional agricultural significance

The land associated with the proposed development, as per Lot 1, on the property in question does not have local and or regional significance.

The proposed Lot 1 has a highly constrained level of potential agricultural land use activity that can and could be conducted on it and it is capable of supporting only pastoral use. The proposed Lot 1 is covered by 0.65 hectares of class 4+5 land and this represents less than 0.006% of the total 77,023 hectares of combined class 4, 4+5 and 5 land in the Forth land capability mapping area.

The southern elevated area of the property does have local and regional significance due to it being class 2 and 3 land, as per prime agricultural land, which is well suited to irrigated cropping and potential perennial horticultural land use activities.

8 Impact on agricultural land use activity

The proposed development has been planned to minimise the potential for creating any negative impacts and/or constraint on teccurrent and future agricultural land use activity and the amenity of adjacent and nearby properties.

Adjacent to the property in question includes rural resource zoned land to the south, east and with general and light industry further to east and west, and utilities zoned land associated with the Devonport airport to the adjacent to the immediate north.

No agricultural land use activity will occur on the land adjacent to the north due to the presence of the Devonport airport.

The land to the immediate south of the proposed location of the subdivision as per that on the property in question is limited to pastoral land use activity. Please refer to section 7.2.2 for the basis for the consideration that this land is only suitable for pastoral land use activity. Further to the south on the property in question is prime agricultural land (class 2 and 3) which is well suited to intensive cropping land use activity, however this is over 500m from the location of the proposed Lot 1 subdivision and subsequently would not be negatively impacted by the development.

The nearby to the west (as per property title 26100/1) is constrained in its current and future potential agricultural land use activity due to its lower land capability and high seasonal water table. This effectively limits the adjacent agricultural land use activity to be suitable for pastoral use only. Further to the south on the same property is prime agricultural land (class 2 and 3) which is well suited to intensive cropping land use activity, this is over 900m from the location of the proposed Lot 1 subdivision and subsequently would not be negatively impacted by the development.

The land to the immediate east (as per property title 224736/1) is constrained in the current and future potential agricultural land use activity due to its lower land capability, high seasonal water table and its broader use is fettered due to the close proximity (80m) of a nearby by irrigation dam (dam ID 2858). Further to the south on the same property is prime agricultural land (class 2 and 3) which is well suited to intensive cropping land use activity, however this is approximately 500m from the location of the proposed Lot 1 subdivision and subsequently would not be negatively impacted by the development.

The layout and nature of the development in conjunction with separation distances to cropping land, proposed screening vegetation on the proposed Lot 1 would not result in increased fettering and/or negatively impacting on the current or future potential primary production activity on the adjacent and/or nearby agricultural land.

After inspecting the site, I have concluded that the nature of the proposed development and associated separation and buffer distances are sufficient to prevent unreasonable impact on primary production activities on the residential amenity and vice versa.

8.1 Potential impact of neighbouring agricultural land use activity to the development

The key risk area is to the south and east where agricultural land use activity is closest, as per pastoral land use activities, however the separation distances, layout and nature of the proposed development provides a significant buffer to this land.

However, normal agricultural land use activities are not expected to have any unreasonable impact on the proposed development.

An assessment of the key risks are summarised below in Table 3. This has been compiled on the basis that the neighbouring farm activities would be based on pastoral use and theoretically also include irrigated and dryland cropping.

Table 3 Potential risk from neighbouring agricultural land use activity and possible mitigation strategies

Potential Risk from Neighbouring Land Use Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing separation and buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is not conducted on the adjacent land, although ground or spot spraying is a practical and mostly used alternative on the land to the south and east. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling.
2. Noise from machinery	Risk = low. Some occasional machinery traffic will occur when working and undertaking general farming duties on adjacent land. The existing vegetation and proposed shelter belts and buffer distances will moderate the noise impact.
3. Irrigation water over boundary	Risk = low. No irrigated agricultural land use activities occur on adjacent land. If irrigation did occur. The existing buffer distance to, existing vegetation and proposed shelter belts along the property boundaries where irrigated agriculture could occur are sufficient such that this is not expected to be an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

The proposed development would not be anticipated to fetter and/or constrain the neighbouring agricultural land use activity.

8.2 Potential impact of neighbouring agricultural land use activity on the development

The potential impacts and constraints that could be imposed by neighbouring agricultural activity on the development are usually manifested as complaints possibly made by the visitors to the proposed subdivision against normal agricultural practices and issues, with other risks possibly including trespass, theft and damage to the property. Table 4.

Some of these risks rely on an element of criminal intent.

Table 4 Potential impact to neighbouring agricultural land use activity on the proposed development and mitigation strategies

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be negligible, with the proponents committed to managing the property for weeds and undertaking ongoing and routine weed control activities.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and residents of the neighbouring properties.

8.3 Impact on residential amenity

This area of Wesley Vale in the vicinity of the property in question and associated proposed lot 1 is sparsely populated, see Figure 9.

The nearest residential dwelling to the location of the proposed lot 1 development would be located approximately 370m to the east.

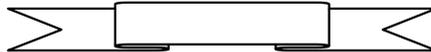
The separation distances, existing and proposed vegetation present would ensure that no negative impacts and/or disruption to the residential amenity on the closest, adjacent and/or nearby properties.



Figure 12 Existing residential dwelling (blue dots) within a 1000m radius of the location of the proposed lot 1 development (green dot) on the property in question

9 Conclusions

1. The overall objective of the proposal would consist of a subdivision of the property to produce Lot 1 (0.65 hectares) and Lot 2 (79.65 hectares) which covers the balance of the property.
2. The property in question is zoned as rural resource with the adjacent land on the property in question adjacent to and nearby to the south and west is suitable for pastoral use with significant limitations although further to the south (over 500m) the prime land (class 2 and 3) is suitable for intensive cropping.
3. The proposed subdivision development would have no negative impact on the cropping land on the property in question and would have a negligible impact on the pastoral land activity and subsequent pastoral productivity.
4. Lot 1 would have access to the Mill Road frontage and Lot 2 would retain access to the Mill Road and Port Sorell Road frontage.
5. Many of the potential risks to and from primary production land, as per cropping and pastoral land use activities have been identified. These risks can be mitigated and would be minimised by the location, nature, design and associated separation and buffer distances involved with the various elements of the proposed development.



10 References

Moreton R.M and Grose C.J (1997), Land capability survey of Tasmania Forth Report, Department of Primary Industry and Fisheries, Tasmanian Government.

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

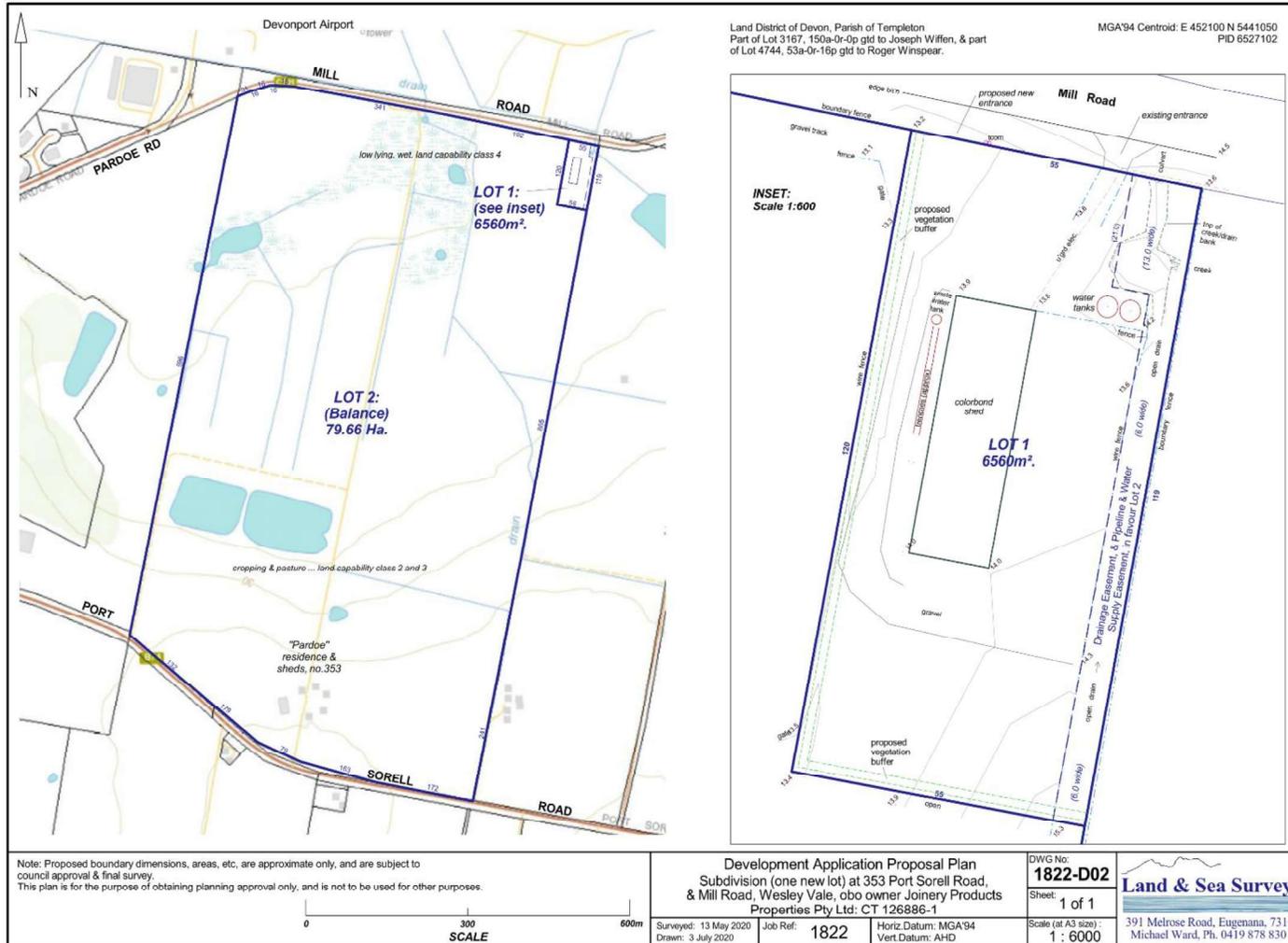
11 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Jason Lynch

Mr Jason Lynch B. App.Sci (Hort) CPag
Senior Consultant
Macquarie Franklin Pty Ltd
July 2020

Appendix A



Aerial image overlaid with land capability layer (LIST)

- class 4
- class 3



AG report land classification map



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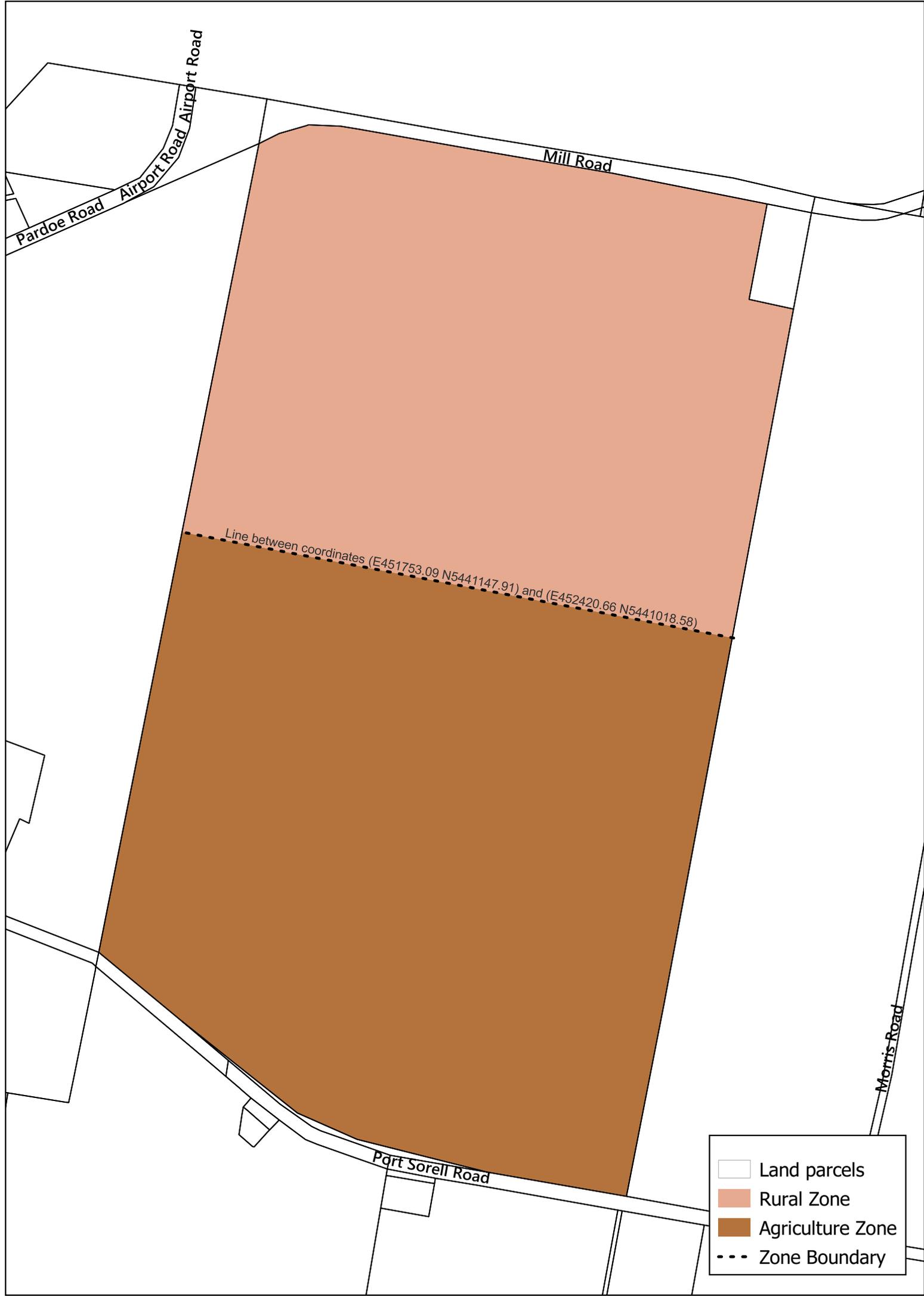
NO	DATE	DRN	CHKD	client	FIRST ISSUE	DESCRIPTION
0	17/11/22	JR				

This plan is not intended for attachment to sale contract documents

OUR REF: 304241_D01_Rev0	
CONTOUR INTERVAL: 5m	
DATUM:	
SCALE: 1:2000; 1:7500	ORIGINAL SHEET SIZE: A3
DATE OF SURVEY:	
DRAWING No: 304142_D01	REV 00 SHEET No: 1 OF 1

Joinery Products Properties
Proposed zone boundary

Latrobe draft LPS hearing
 FR181249/2 - 353 Port Sorell Road



Pardoe Road
Airport Road
Airport Road

Mill Road

Line between coordinates (E451753.09 N5441147.91) and (E452420.66 N5441018.58)

Morris Road

Part Sorell Road

- Land parcels
- Rural Zone
- Agriculture Zone
- Zone Boundary

